

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



**Applicant** MR & MRS R EDWARDS

**Code Number** LLR P/2021/0491

**Agent** MR PAUL JONES  
5  
CHURCH STREET  
WHITTINGTON  
OSWESTRY  
SY11 4DT

**Date Received** 12/05/2021

**Decision Date** 07/07/2021

---

### **Town and Country Planning Act, 1990**

#### **Location of application**

ARFOSA, LLANGOLLEN ROAD, TREVOR, LL20 7TF

#### **Description of application**

ESTYNIAD DEULAWR AR YR OCHR, ADDASU'R ATIG AC ADDASIADAU I FLAEN YR EIDDO / TWO STOREY SIDE EXTENSION, LOFT CONVERSION AND ALTERATIONS TO FRONT OF PROPERTY

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1                      Development objectives  
PS2                        Development and the environment

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 07/07/2021 | Planning permission issued |

#### **Particulars of decision that permission be GRANTED Subject to the following:-**

##### **Condition(s)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered ARO/SK1, ARO/SK2, ARO/SK3, ARO/SK4, ARO/BL1 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

##### **Reason(s)**

|                  |                                                                            |                      |                          |
|------------------|----------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MR & MRS R EDWARDS                                                         | <b>Code Number</b>   | LLR P/2021/0491          |
| <b>Agent</b>     | MR PAUL JONES<br>5<br>CHURCH STREET<br>WHITTINGTON<br>OSWESTRY<br>SY11 4DT | <b>Date Received</b> | 12/05/2021<br>07/07/2021 |
|                  |                                                                            | <b>Decision Date</b> |                          |

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

#### **Note(s) to applicant**

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: [www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavation

|                  |                                                                            |                      |                          |
|------------------|----------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MR & MRS R EDWARDS                                                         | <b>Code Number</b>   | LLR P/2021/0491          |
| <b>Agent</b>     | MR PAUL JONES<br>5<br>CHURCH STREET<br>WHITTINGTON<br>OSWESTRY<br>SY11 4DT | <b>Date Received</b> | 12/05/2021<br>07/07/2021 |
|                  |                                                                            | <b>Decision Date</b> |                          |

for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



**Officer Appointed for this purpose**  
**Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-  
[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

